



Winter 2018 Newsletter

Good day to Y'all,

As I write this it is sunny, bright and seasonably warm with the temperature heading towards 70 degrees today. It is a great day on Oystercatcher Island! However, it surely has not been like this all winter. In fact, here on the Island we faced the bite of winter with a multi-day freeze along with snow and sleet. Our roads crusted over with ice and, with temps in the freezing range, several of our houses had outdoor showers burst causing frozen fountains to form. Lovely to see but not wanted!

Today our Island looks great. Our entry fountain plants are coming back from the freeze and looking very nice. The work on our shoreline continues and our new plantings that have come through the winter quite well. New house plantings have replaced damaged or unmanageable bushes at a few houses most in need. Although they are young plants now they will grow to moderate size and will help support the "island feel" for the community. The landscaper has also trimmed up more trees and prepared the crepe myrtles for the season.

We have replaced the pool deck with a new platform. The old deck was sagging badly so this was a needed replacement. In the next few weeks we will have the entire pool area pressure washed and ready to go in time for our warmer days.

We also plan to start house and deck pressure washing as soon as the weather is more consistently warm and we will be inspecting each house for damages and soft areas on the deck. We have noticed about 8 houses with spongy decks and this can lead to interior damage so identifying houses with problems and addressing them is a priority. We will be contracting not only for the damage repair but for application of a new sealant product over the Duradeck to eliminate leaking. This product has been successfully used at a community in Little River for over 20 years and we are hopeful that it will reduce the number of roof and deck issues we have been forced to manage.

I hope installation will be completed soon so that when you drive through the neighborhood you will notice the new street identification signs. The old ones were losing their battle to age and elements and are being replaced with signs that mirror the style of LBTS signs. We cannot change the names of the streets or the

unusual house numbering system, but we can try to provide clear signs for folks to follow.

Finally, what would a newsletter be without a few reminders? So here goes:

- Please remember to request permits for any outside construction projects including windows and doors. Both LBTS and OCI covenants have specific architectural guidelines and we want to avoid any complications that could result in added costs.
- Please notify Waccamaw Property Management (Kevin Cox) or any Board member if you find you have any damage, soft area or leak. We will inspect your property, assist with any emergency repair to prevent further damage and inform you if repairs are the responsibility of the HOA or of the homeowner in accordance with our HOA Agreement and Covenants.
- Please remember only LBTS permits fishing in designated areas and restricts golf cart operation to licensed drivers only. Also, LBTS restricts pets to owners only [Article 6 (b)] and all pet owners are responsible for cleaning up after their pet throughout all LBTS property. And remember to observe our alligator protection signs throughout the properties. For more information see LBTS Rules and Regulations as posted on the website “Litchfieldbythesea.com”.
- Finally, remember to mark the date for our Annual Meeting which will be held the same day as the LBTS Annual meeting; May 12, 2018 at 10AM at the Beach House. This year we will have one (1) seat on the HOA Board of Directors to be filled and all homeowners are welcome and invited to apply. We also have up to two (2) “at large” non-voting seats available to fill if folks are interested in working on the BOD but not sure they are ready to make the commitment . If you have any questions as to what serving on your HOA BOD involves please feel free to contact any current Board member and we will do our best to provide answers. More information and *important* voting proxy documents will be sent to homeowners prior to the Annual Meeting. We want to encourage all homeowners to consider helping on the Board.

A lot of good things are happening on our Island and we hope you will be able to come and enjoy them with us soon!

Respectfully submitted on behalf of the HOA BOD,

Kathy

Kathleen A. Milne, President